PREVIOUSLY APPROVED

BOONE COUNTY MO JUN 02 2015

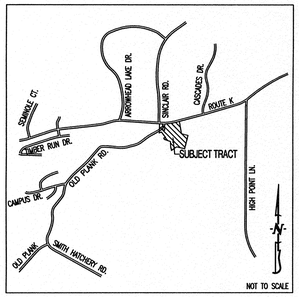
FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS

SHEET 2 OF 2

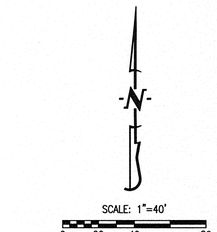
FINAL PLAT

COBBLESTONE COTTAGES

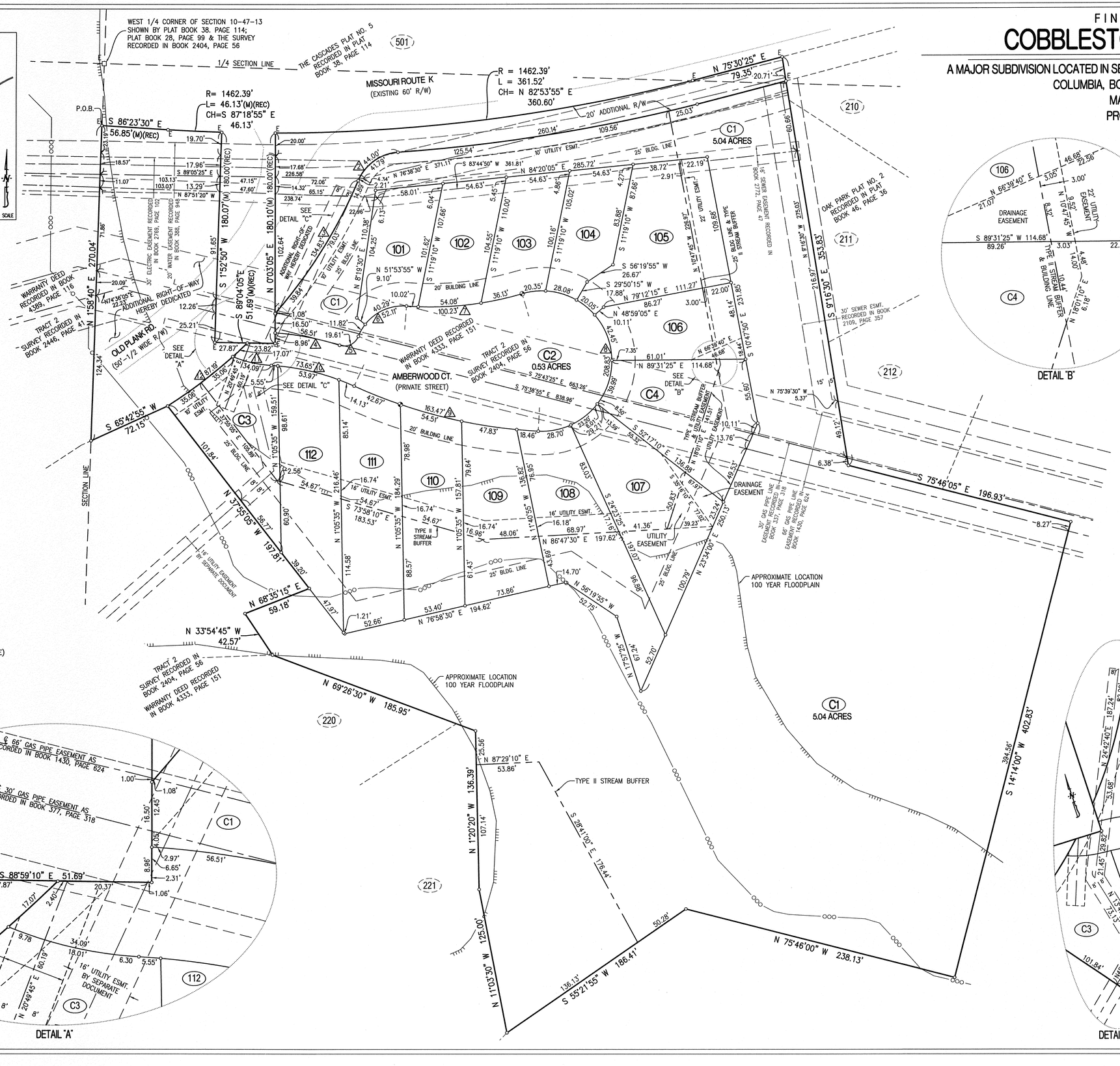
A MAJOR SUBDIVISION LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2015
PROJECT #15-104



LOCATION MAP
NOT TO SCALE

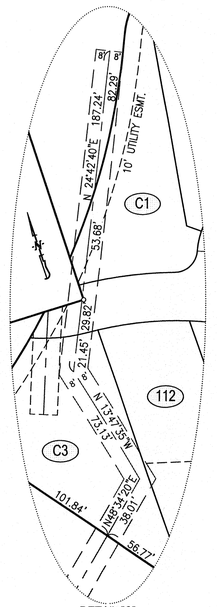


BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



DETAIL "A"

DETAIL "B"



DETAIL "C"

CURVE TABLE				
CURVE	R	L	CHORD	CH DIST
1	1482.39'	456.47'	S 81°09'35" W	454.67'
2	40.00'	44.00'	S 54°28'15" W	41.81'
3	425.00'	134.83'	N 32°02'50" E	134.26'
4	226.00'	56.51'	N 79°08'20" W	56.37'
5	13.00'	19.61'	N 64°48'20" E	17.80'
6	41.00'	52.11'	S 57°59'30" W	48.67'
7	276.00'	100.23'	N 83°59'45" E	99.68'
8	60.00'	208.83'	N 6°41'40" W	118.28'
9	434.00'	163.47'	S 76°11'25" E	162.51'
10	198.00'	73.65'	N 76°03'20" W	73.23'
11	102.00'	34.09'	S 77°08'20" E	33.93'
12	425.00'	87.19'	N 51°41'10" E	87.04'

NOTES:

1. PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP 29019C0335D DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1403705, DATED JUNE 23, 2014.
4. PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 2 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR JAMESTOWN QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION AND UTILITIES ARE COMPLETE.
6. LOTS C1, C2, C3, & C4 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN AMENITIES AND IS INTENDED TO BE GRANTED TO THE HOME OWNERS ASSOCIATION.
7. NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO MISSOURI ROUTE K.
8. ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

LEGEND:

- E EXISTING
- S SET
- ○ SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- □ STONE
- ⊕ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

DAVID T. BUTCHER, PLS-2002014095

5/11/2015
DATE

130285

FINAL PLAT, COBBLESTONE COTTAGES